

At the Meeting of the Greenville County Industrial Development Authority, held on Tuesday, June 23, 2020 at 5:30 p.m., in the Board Room of the Greenville County Government Building, 1781 Greenville County Circle, Emporia, Virginia.

Present: Tom Slippy
Allen Meade Blackwell
Len Hobbs
Herbert Lewis
Timothy Gainey
Butler Barrett, Attorney

Absent: James Parham, Jr., Chairman
Robin Whitman, Vice-Chairman

Also Present:
Tricia Lewis
Natalie Slate, Secretary
Brenda Parson, Treasurer
Gary Cifers
Katherine Howerton

Mrs. Natalie Slate, Secretary stated that the Chairman nor Vice-Chairman were present this evening therefore she called the meeting to order.

In Re: Approval of Agenda

Mrs. Slate stated that Staff recommended approval of the agenda with one added item, the Election of a Board member to serve as the organizer for tonight's meeting.

Mr. Slippy moved, seconded by Mr. Lewis with all voting aye, to approve the agenda as amended.

In Re: Election of an Organizer

Mrs. Slate called for the nomination of an Organizer for tonight's meeting. Mr. Hobbs nominated Mr. Slippy. Mr. Blackwell seconded the motion. All voted aye.

In Re: Approval of Minutes

Mr. Slippy called for the approval of the minutes of January 22, 2020.

Mr. Lewis moved, seconded by Mr. Hobbs, with all voting aye, to approve the minutes as submitted.

In Re: Treasurer's Report

Mrs. Slate stated that if the Authority members had any questions she or Mrs. Brenda Parson, Treasurer would be glad to try and answer them. She stated that Staff recommended approval of the Treasurer's Reports for January, February, March, April and May of 2020.

Mr. Slippy inquired if the COVID Pandemic had adversely impacted any businesses within the County. Mrs. Slate stated that for the IDA nothing had been impacted. However, the County did have one renter ask for a reduction in their rental rate and when the County proposed a reduction for four months to be made up over the next eight months, they declined and stated that if they had to pay it anyway they would just pay it now.

Mr. Blackwell asked which business had asked for a reduction. Mrs. Slate stated that it was BPR, the plastics recycler in the building located near Skippers. BPR had requested a little less than half the rent be omitted and the County proposed a new 12-month lease which would give the relief they requested for 4 months and the repayment of that relief over the following 8 months. BPR declined the offer and has continued to pay under the current contract.

Mr. Hobbs asked if BPR was still in operation. Mrs. Slate stated that they were still in operation. She stated that she did not hear of any layoffs.

Mr. Blackwell moved, seconded by Mr. Hobbs, with all voting aye, to approve the Treasurer's Report.

In Re: Closed Session

Mrs. Slate stated that Staff recommended going into Closed Session, Section 2.2-3711 (a) 5) Business or Industry Matters.

Mr. Blackwell moved, seconded by Mr. Hobbs, to go into Closed Session.

In Re: Regular Session

Mr. Blackwell moved, seconded by Mr. Lewis to go into regular session. All voted aye.

In Re: Certification of Closed Session – Resolution #20-03

Mr. Blackwell moved, seconded by Mr. Lewis, to adopt the following Resolution. A roll call vote was taken, as follows: Herbert Lewis, aye; Timothy Gainey, aye, Len Hobbs, aye, Allen Blackwell, aye, and Tom Slippery, aye.

RESOLUTION # 20-03
CERTIFICATION OF CLOSED MEETING

WHEREAS, the Greenville County Industrial Development Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provision of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Greenville County Industrial Development Authority that such closed meeting was conducted in conformity with Virginia law:

NOW, THEREFORE, BE IT RESOLVED that the Greenville County Industrial Development Authority hereby certifies that, to the best of each members knowledge, (I) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Greenville County Industrial Development Authority.

In Re: Last Chance Hunt Club

Mrs. Slate stated that the land in the MAMaC project area was all owned by the IDA and the land has been leased to Last Chance Hunt Club since the day the IDA acquired it. Last Chance Hunt Club hunted this land prior to the County's ownership and they leased the land and the hunting rights. She stated that the hunt club currently paid \$6.00 per acre to hunt. She also stated that when the club first started hunting this land there were trees and now nearly every tree not located in a wetland had been removed, the land had been mulched and sprayed so that growth would not come back, leaving it not quite the land it was before. She further informed the members that the hunt club had asked if the IDA would consider a reduction in the lease rate. Mrs. Slate stated that she was unfamiliar with hunting rates. The current rate of \$6.00 per acre was the rate paid to the prior owners for hunting rights. She stated that there were two other hunt clubs that lease land and they were both paying \$6.00 per acre, but the other land had remained uncleared and as it was when purchased.

Mr. Blackwell asked if the hunt club had mentioned an amount when they asked for the reduction. Mrs. Slate stated that they did not, they just asked for the IDA to consider a reduction in rate based on the condition of the land now. Mr. Blackwell asked how many acres were involved. Mrs. Slate reported 1287 acres and they currently pay \$7,724 a year at \$6.00 per acre. She stated that at \$4.00 per acre it would be a reduction of \$2,500.

Mr. Slippy noted that would be about 1/3 reduction.

Mr. Hobbs asked if the lease had already been approved for this coming year. Mrs. Slate stated that the hunt club's lease runs through either August or September. She stated that what changes were made tonight will go into effect at their next lease which will start this summer/fall.

Mr. Slippy asked if the tracts are similar in size. Mrs. Slate stated that the Jarratt-Chuckatuck tract was much smaller.

Mr. Blackwell noted that 1000 acres was a big tract. Mrs. Slate described the MAMaC site depicting the location of each tract of land. The Jarratt-Chuckatuck site may be 30 acres or so.

Mr. Slippy asked how long they had been leasing the land. Mrs. Slate stated that since the day the IDA bought the property, the hunt club had been leasing prior to the purchase.

Mr. Gainey asked if they were paying \$6.00 per acre 10 or 12 years ago. Mrs. Slate stated that when the IDA bought the property 8 years ago their lease rate carried over from the previous owner.

Mr. Blackwell stated that leases ran anywhere from 6-10 dollars per acre in this area. Hunting lease rates had not gone up in 10 years or more. Mr. Blackwell noted that as far as reduction he was not thinking \$4 but \$5 per acre. Mr. Slippy concurred.

Mr. Blackwell moved, Mr. Hobbs seconded the motion that the lease be reduced to \$5.00 per acre. All voted aye.

In Re: Proposed FY21 Budget Approval

Mrs. Brenda Parson, Treasurer addressed the IDA Authority stating that the budget she was prepared to present tonight would need to be amended to reflect the change in the lease rate.

Mr. Slippy asked if the IDA could pass the budget and fill that calculation in later. Mrs. Parson stated that she would bring an amendment back before the Authority.

Mrs. Parson stated that the proposed budget was located in their agenda packet as attachment E. She then reviewed the revenue items asking if there were any questions. There were none. Mrs. Parson then continued to review the expenditures with the Authority noting that

there was one line-item that had been deleted this year; road repairs of \$12,000. Mrs. Parson stated that she was presenting a balanced budget and requested that the Authority approve the budget. She also stated that she could go back and amend the budget to reflect the decrease in the leasing rate or leave the budget as it was.

Mr. Slippery asked was any of the budget going to be impacted as others have been. Mrs. Parson stated that she dealt with budgets from every Board and Authority in the County noting that the economy was unstable right now but she didn't know of any of the budgets that had been impacted by the pandemic. The County had been very fortunate this far. Mrs. Parson stated that the County did not collect tax revenues during the summer as other localities do. She stated that those localities were probably getting a better measure of what the impact would be. She also stated that not one of our industries, with the exception of BPR, called and asked about a reduction in their lease, they have all paid on time and were well established. She further stated that she saw no reason to think that it would affect the revenue streams that support the IDA.

Mr. Hobbs moved to accept the budget with the amendment, Mr. Blackwell seconded the motion. All voted aye.

In Re: Appointment of Treasurer

Mrs. Parson stated that her resignation as Treasurer was included in their agenda and would be effective July 31, 2020. She stated that she didn't think it would be wise to switch officers in the middle of a loan process. She also stated that the Treasurers position normally fell to the Assistant County Administrator. Mrs. Parson then introduced the new Assistant County Administrator, Gary Cifers to the Authority members. Mrs. Parson stated that she would like the members to accept her resignation as of July 31, 2020 and then appoint Mr. Cifers, Treasurer effective as of August 1, 2020.

Mr. Lewis moved to accept Mrs. Parson's resignation as of July 31, 2020 and appoint Mr. Gary Cifers, Assistant County Administrator, Treasurer as of August 1, 2020. Mr. Blackwell seconded the motion. All voted aye.

In Re: DSS Short-Term Loan

Mrs. Parson stated that included in their packet was the short-term loan for DSS. She stated that the DSS facility had been under construction for a little over a year and had recently been completed. She also stated that there were a number of items that needed to be purchased for the building which were not appropriate to include in the long-term loan. She further stated that this had been presented to them about two years ago and it was stated that there would be a long-term loan for the building and a short-term loan to purchase furniture and fixtures. Mrs. Parson stated that she was able to obtain an unsecured short-term loan through Benchmark Community Bank for 60 months at 3% fixed rate. She stated that Staff requests the IDA approve the commercial loan in the amount of \$410,000.

Mr. Slippy inquired because this was a short-term loan and had a low rate, was there a prepayment penalty. Mrs. Parson replied no, but the Bank knew that the debt service for this loan as well as the long-term loan was part of the lease amount that DSS would be paying.

Mr. Gainey asked if this was in the budget. Mrs. Parson replied that it was not in the IDA budget. Mrs. Parson stated that because the County and the City share services, a new entity was formed as the Greenville/Emporia Department of Social Services Building Owners; LLC. She stated that group was formed to oversee the design, creation and construction of the DSS facility.

Mr. Hobbs moved to approve Resolution #20-04. Mr. Blackwell seconded the motion. All voted aye.

In Re: Adjournment

There being no further business, Mr. Lewis moved, seconded by Mr. Hobbs, with all voting aye, to adjourn the meeting.

Natalie B. Slate, Secretary